

Single Family Residence

RESIDENTIAL

1300 BLUE RIDGE DR

ROSELAND, VA 22967

\$549,999

TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,659 ft²

LIVING AREA

0.39 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$550K

\$526K low

\$574K high

Last Sale

\$30,000 · Oct 2, 2020

Est. Owner Equity

\$253,899

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax

\$2,449 (2026)

Assessed Value

\$437,400

Previous Assessed

\$359,500

Assessor Market Value

\$437,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.39
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 292 ft²

Porch · 36 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	79 HEAT	98 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2020	Resale	Deed	\$30,000	\$18	\$296K
Jan 11, 2007	Financing	Deed			\$301K
Nov 6, 2006	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.9 mi
Nelson Middle School	Middle	6–8	14.0 mi
Nelson County High School	High	9–12	14.0 mi

District: Nelson County Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 22967

114 CRIME INDEX	89 AIR POLLUTION	2,039 POPULATION	\$78K MEDIAN IN-COME	55°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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